



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

LIBERTY STATION/NTC MAINTENANCE ASSESSMENT DISTRICT

Annual Update for Fiscal Year 2007

under the provisions of the

**San Diego Maintenance Assessment District Ordinance
of the San Diego Municipal Code**

and

**Landscaping & Lighting Act of 1972
of the California Streets & Highways Code**

Prepared For

City of San Diego, California

Prepared By

Boyle Engineering Corporation

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June 2006

CITY OF SAN DIEGO

Mayor

Jerry Sanders

City Council Members

Scott Peters
District 1 (Council President)

Kevin Faulconer
District 2

Toni Atkins
District 3

Anthony Young
District 4 (Council President Pro Tem)

Brian Maienschein
District 5

Donna Frye
District 6

Jim Madaffer
District 7

Ben Hueso
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Michael Aguirre

Chief Operating Officer

Ronne Froman

City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

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Boyle Engineering Corporation

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EXHIBITS

- Exhibit A: Boundary Map
- Exhibit B: Estimated Annual Expenses, Revenues & Reserves
- Exhibit C: Assessment Roll

Assessment Engineer's Report

Liberty Station/NTC

Maintenance Assessment District

Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscaping and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the LIBERTY STATION/NTC MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), BOYLE ENGINEERING CORPORATION, as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. _____ ,
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE
_____ DAY OF _____, 2006.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Liberty Station/NTC
 Maintenance Assessment District

Apportionment Method: Equivalent Dwelling Unit (EDU)

	FY 2006	FY 2007 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	370	417	--
Total Estimated Assessment:	\$66,498	\$55,610	--
Total Number of EDUs:	7,431.89	6,006.97	--
<i>Zone A</i>	209.00	209.00	--
<i>Zone B</i>	241.52	237.02	--
<i>Zone C</i>	5,375.10	3,954.68	--
<i>Zone D</i>	521.86	521.86	--
<i>Zone E</i>	812.50	812.50	--
<i>Zone F</i>	271.91	271.91	--
Assessment per EDU:			
<i>Zone A</i>	\$68.68	\$68.68	\$71.43 ⁽²⁾
<i>Zone B</i>	\$20.55	\$20.55	\$21.37 ⁽²⁾
<i>Zone C</i>	\$7.60	\$7.60	\$7.90 ⁽²⁾
<i>Zone D</i>	\$1.67	\$1.67	\$1.74 ⁽²⁾
<i>Zone E</i>	\$0.88	\$0.88	\$0.92 ⁽²⁾
<i>Zone F</i>	\$17.44	\$17.44	\$18.14 ⁽²⁾

⁽¹⁾ FY 2007 is the City's Fiscal Year 2007, which begins July 1, 2006 and ends June 30, 2007. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EDUs may vary from prior year values due to parcel changes.

⁽²⁾ Fiscal Year 2006 maximum authorized annual assessment increased by cost indexing factor of 4.01%.

District History: The District was established in July 2003.

Annual Cost Indexing: An increase of assessments, under authority of annual cost indexing provisions, is required for Fiscal Year 2007.

Bonds: No bonds will be issued in connection with this District.

Background

The Liberty Station/NTC Maintenance Assessment District (District) was established on July 22, 2003 (Resolution No. R-298224) under the provisions of the San Diego Maintenance Assessment District Ordinance. The general purpose of the District is to provide for the maintenance of specified lighting facilities within the District. The original Assessment Engineer's Report (prepared by Harris & Associates, dated April 28, 2003) set forth Fiscal Year 2004 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost indexing of the maximum authorized assessments. Portions of the original Assessment Engineer's Report have been included in this annual update report.

District Proceedings for Fiscal Year 2007

This District is authorized and administered under the provisions of the "San Diego Maintenance Assessment District Procedural Ordinance of 1986" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscaping and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), and applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law").

The purpose of the proposed proceedings and this Assessment Engineer's Report is to update the District budget and assessments for Fiscal Year 2007. The Fiscal Year 2007 assessments proposed within this Assessment Engineer's Report do not represent over the previous year's assessments. Therefore, the vote requirements of Section 4 of Article XIID do not apply to these proceedings.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The District encompasses an area roughly bounded by Laning Road, Rosecrans Street and Lytton Street, McCain Road and North Harbor Drive. The Boundary Map for the District is on file with the City Clerk, and by reference is made a part of this report. The Boundary Map is available for public inspection during normal business hours. A reduced copy of the Boundary Map is depicted in Exhibit A.

Project Description

The project to be funded by the proposed assessments is operation, maintenance and servicing of specified lighting facilities in the District. The original Assessment Engineer's Report describes the improvements as follows:

Improvements include but are not limited to: ornamental poles and fixtures, bulbs, conductors, equipment including guys, anchors, posts and pedestals, metering devices, controllers and appurtenant facilities as required to provide lighting in public rights-of-way and dedicated easements within the boundaries of said Assessment District.

The public lighting system shall be maintained to provide adequate illumination. Electricity for streetlights shall be furnished and it shall be adequate for the intended purpose. Rates for power shall be those authorized by the California Public Utilities Commission.

The District will fund costs in connection with the District operation, maintenance and servicing including, but not limited to, labor, electrical energy, materials, contracting services, administration, and other expenses necessary for the satisfactory operation and maintenance of these improvements.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the public lighting improvements or appurtenant facilities and the cleaning, sandblasting, and painting of light poles and other improvements to remove or cover graffiti.

Operating and servicing means the furnishing of electric energy for the public lighting improvements or appurtenant facilities, the operation of controllers and the administration of all aspects of the maintenance and the District.

The plans and specifications for the improvements, showing the general nature, location and the extent of the improvements, are on file in the office of the City Clerk and are by reference herein made a part of this report.

Separation of General and Special Benefits

Consistent with City policy for the public at large, the City will contribute for lighting maintenance and energy costs an amount equivalent to that used for City minimum required streetlights (see City Council Policy 200-18 for lighting standards). These cost allocations, reviewed and adjusted annually by the City, are considered to be "general benefits" administered by the District. All other maintenance, operations, and administration costs associated with the District, which exceed the City's contribution to the public at large, are accordingly considered to be "special benefits" funded by the District.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2007 annual expenses, revenues, reserves, and assessments (provided by the City) for the District are included as Exhibit B hereto. For reference, the estimated Fiscal Year 2005 and maximum maintenance budgets have been included as Table 1 and Table 2, respectively.

TABLE 1: Estimated Fiscal Year 2005 Maintenance Budget

Benefit Zone	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F	Zone G	Total
Qty of 150 W HPS Lights	59.5	18.5	95	1	0	4	0	178
Qty of 250 W HPS Lights	0	0	0	0	0	0	39	39
Total Lights in District	59.5	18.5	95	1	0	4	39	217
"City Standard" Lights	40	12	80	0	0	2	23	157
Energy Costs								
Energy Costs - All Lights	\$5,058	\$1,573	\$8,075	\$85	\$0	\$340	\$6,240	\$21,371
"City Standard" Energy Costs	(\$3,414)	(\$1,034)	(\$6,771)	\$0	\$0	(\$170)	(\$3,680)	(\$15,069)
Net Energy Costs to District	\$1,644	\$539	\$1,304	\$85	\$0	\$170	\$2,560	\$6,302
Maintenance Costs								
Standard Maintenance Costs	\$2,380	\$740	\$3,800	\$40	\$0	\$160	\$1,560	\$8,680
Pole Replacement Costs	\$1,590	\$495	\$2,538	\$27	\$0	\$107	\$1,042	\$5,799
Graffiti Costs	\$1,785	\$555	\$2,850	\$30	\$0	\$120	\$1,170	\$6,510
Subtotal O&M Costs	\$5,755	\$1,790	\$9,188	\$97	\$0	\$387	\$3,772	\$20,989
Subtotal Energy & Maint. Costs	\$7,399	\$2,329	\$10,492	\$182	\$0	\$557	\$6,332	\$27,291
13% Overhead Costs	\$962	\$303	\$1,364	\$24	\$0	\$73	\$824	\$3,550
20% Reserve	\$1,480	\$466	\$2,099	\$37	\$0	\$112	\$1,267	\$5,461
District Administration	\$2,983	\$939	\$4,229	\$74	\$0	\$225	\$2,553	\$11,003
Total	\$12,824	\$4,037	\$18,184	\$317	\$0	\$967	\$10,976	\$47,305

TABLE 2: Estimated Maximum Maintenance Budget

Benefit Zone	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F	Zone G	Total
Qty of 150 W HPS Lights	59.5	18.5	135	3	3	19	0	238
Qty of 250 W HPS Lights	0	0	0	0	0	0	39	39
Total Lights in District	59.5	18.5	135	3	3	19	39	277
"City Standard" Lights	40	12	103	1	2	11	23	192
Energy Costs								
Energy Costs - All Lights	\$5,058	\$1,573	\$11,475	\$255	\$255	\$1,615	\$6,240	\$26,471
"City Standard" Energy Costs	(\$3,414)	(\$1,034)	(\$8,726)	(\$85)	(\$170)	(\$935)	(\$3,680)	(\$18,044)
Net Energy Costs to District	\$1,644	\$539	\$2,749	\$170	\$85	\$680	\$2,560	\$8,427
Maintenance Costs								
Standard Maintenance Costs	\$2,380	\$740	\$5,400	\$120	\$120	\$760	\$1,560	\$11,080
Pole Replacement Costs	\$1,590	\$495	\$3,607	\$81	\$81	\$508	\$1,042	\$7,404
Graffiti Costs	\$1,785	\$555	\$4,050	\$90	\$90	\$570	\$1,170	\$8,310
Subtotal O&M Costs	\$5,755	\$1,790	\$13,057	\$291	\$291	\$1,838	\$3,772	\$26,794
Subtotal Energy & Maint. Costs	\$7,399	\$2,329	\$15,806	\$461	\$376	\$2,518	\$6,332	\$35,221
13% Overhead Costs	\$962	\$303	\$2,055	\$60	\$49	\$328	\$824	\$4,581
20% Reserve	\$1,480	\$466	\$3,162	\$93	\$76	\$504	\$1,267	\$7,048
District Administration	\$3,152	\$992	\$6,732	\$197	\$161	\$1,073	\$2,697	\$15,004
Total	\$12,993	\$4,090	\$27,755	\$811	\$662	\$4,423	\$11,120	\$61,854

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by a mail ballot and a public hearing process. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an engineer's report, balloting, and the public hearing process can potentially exceed the total cost of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to the San Diego Consumer Price Index for Urban Consumers (SDCPI-U), as approved by the District property owners in Fiscal Year 2004, allows for minor increases for normal maintenance and operating cost escalation without incurring the costs of the Proposition 218 ballot proceedings. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require the Proposition 218 proceedings and property owner approval.

The maximum authorized assessment established in the Fiscal Year 2004 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. Fiscal

Year 2005 was the first year authorized for such indexing. It has been determined that an increase of assessments, as authorized by the cost indexing provisions, is not required for Fiscal Year 2007.

Method of Apportionment

Benefit Zones

For benefit apportionment purposes, the District was divided into seven (7) separate benefit zones in order to differentiate between the different types of service parcels receive. The benefit zones are shown in Exhibit A, and generally described in the original Assessment Engineer's Report as follows:

Zone A: This Zone is single family residential and has a higher concentration of streetlights than the other areas. This Zone is bounded by Rosecrans Street, Laning Road, Cushing Road and Faragut Road.

Zone B: This Zone is primarily multi-family residential and has a higher concentration of streetlights than the other areas except for Zone A. This Zone is bounded by Cushing Road, Porter Road, and the Promenade.

Zone C: This Zone is a mixed use area of commercial, educational and museum uses including a golf course. It also includes the park adjacent to Cushing Road and the US Navy Medical Center. This zone is bounded by Rosecrans Street, Lytton Street and the Boat Channel.

Zone D: This Zone is comprised of the hotel, conference center and the USS Recruit on the west side of the Boat Channel.

Zone E: This Zone is comprised of the hotel on the east side of the Boat Channel, North Harbor Drive, a Private Driveway, and Kincaid Street.

Zone F: This Zone is a mixed use area on the east side of the Boat Channel. This Zone is bounded by a Private Driveway, North Harbor Drive, McCain Road and the Boat Channel, as shown on the Assessment Diagram.

Zone G: This Zone is comprised of Zones A, B and C and benefits from the arterial lighting along Rosecrans Street and Lytton Street, along the perimeter of the development. These lights were a condition of development for the Liberty Station/NTC development and therefore all properties within this main development area receive benefit from these lights.

Apportionment Methodology

The costs associated with operating, maintaining and servicing District improvements have been apportioned to the parcels in the District based on each parcel's estimated equivalent dwelling units. The single-

family residential parcel was selected as the basic unit for calculation of assessments. A single-family residential parcel was defined as one equivalent dwelling unit (EDU). All other land uses were equated to the single-family residential land use based on relative trip generation rates. Average daily trip (ADT) generation rates provide a means to compare the different land uses to each other by virtue of the level of activity that is associated with each land use type.

EDUs for each parcel have been determined based on an EDU Rate applicable to the subject land use, as shown in the following equation:

$$\text{EDUs} = (\text{Acres or Units}) \times \text{EDU Rate}$$

Applicable ADT and EDU rates by land use are shown in Table 3.

TABLE 3: ADT & EDU Rates by Land Use

Land Use	ADT Rate	EDU Rate
Single Family Residential	8.00 / DU	1.00 / DU
Multi-Family Residential	6.00 / DU	0.75 / DU
Hotel	10.00 / room	1.25 / room
Chapel/Special Events	9.00 / 1000 bldg sf	1.125 / 1000 bldg sf
Child Care	80.00 / 1000 bldg sf	10.00 / 1000 bldg sf
Commercial - Office or School	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
Commercial - Retail	40.00 / 1000 bldg sf	5.00 / 1000 bldg sf
Commercial - Retail/Entertainment	40.00 / 1000 bldg sf	5.00 / 1000 bldg sf
Conference Center	20.00 / 1000 bldg sf	2.50 / 1000 bldg sf
Education/Museum	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
Fitness Club/Gym	40.00 / 1000 bldg sf	5.00 / 1000 bldg sf
Navy Medical Center	20.00 / 1000 bldg sf	2.50 / 1000 bldg sf
NTC Foundation	21.52 / 1000 bldg sf	2.69 / 1000 bldg sf
Office	20.00 / 1000 bldg sf	2.50 / 1000 bldg sf
School Gym	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
USS Recruit	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
MWWD/SDSU Laboratories	80.00 / acre	10.00 / acre
Public Safety Training Institute (PSTI)	80.00 / acre	10.00 / acre
Golf Course	8.00 / acre	1.00 / acre
Park	20.00 / acre	2.50 / acre
Parking Lot	0	0
Landscape/Open Space	0	0

Notes: The NTC Foundation properties is assigned ADT based on a weighted average of the ADT's of the various land uses anticipated to be on these properties: Retail, Restaurant, Office, Museum, Education and Performance Space.

The MWWD/SDSU Laboratories use is assigned ADT the same as a science research and development facility.

The Public Safety Training Institute (PSTI) use is assigned ADT the same as a junior college.

The USS Recruit use is assigned ADT the same as Education/Museum.

The School Gym use is assigned ADT the same as Education/Museum.

The Conference Center is assigned ADT the same as single tenant office.

Unit Assessment Rate

The total assessment for a given parcel is equal to the parcel's total EDUs multiplied by the unit assessment rate, as shown in the following equation:

$$\text{Total Assessment} = \text{Total EDUs} \times \text{Unit Assessment Rate}$$

For reference, Fiscal Year 2005 and maximum unit assessment rates are shown in Table 4 and Table 5, respectively.

TABLE 4: Fiscal Year 2005 Unit Assessment Rates

Zone	Total Developed EDU	Total Developed \$/EDU	Zone F Developed \$/EDU	Total FY 03-04 Developed \$/EDU
A	58.00	\$62.17	\$1.92	\$64.09
B	40.50	\$17.26	\$1.92	\$19.18
C	625.29	\$5.17	\$1.92	\$7.09
D	0.00	\$0.00		\$0.00
E	0.00	\$0.00		\$0.00
F	65.83	\$14.69		\$14.69
G	723.79	\$1.92		

TABLE 5: Maximum Unit Assessment Rates

Zone	Total EDU	Total Est. Cost	Total \$/EDU	Zone F \$/EDU	Total Maximum \$/EDU*
A	209.00	\$12,993	\$62.17	\$1.92	\$64.09
B	237.02	\$4,090	\$17.26	\$1.92	\$19.18
C	5,374.90	\$27,755	\$5.17	\$1.92	\$7.09
D	521.63	\$811	\$1.56		\$1.56
E	812.50	\$662	\$0.82		\$0.82
F	271.91	\$4,423	\$16.27		\$16.27
G	5,820.92	\$11,120	\$1.92		

* NOTE: Maximum unit assessment rates subject to cost-indexing provisions as set forth in this Assessment Engineer's Report.

As described above, the total assessment assigned to each parcel has been calculated based on the preceding factors. Based on the above methodology, the apportionment factors, EDUs, unit assessment rates, and total assessment calculated for each parcel can be found in the Assessment Roll (Exhibit C).

Summary Results

The Boundary Map for the District is shown in Exhibit A.

An estimate of the costs of the improvements provided by the District is included as Exhibit B to this report.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EDUs and Fiscal Year 2007 District assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2007 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

Eugene F. Shank, PE

C 52792

Carolyn R. Crull

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2006.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the _____ day of _____, 2006.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram was recorded in my office on the _____ day of _____, 2006.

Hossein Ruhi, SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A

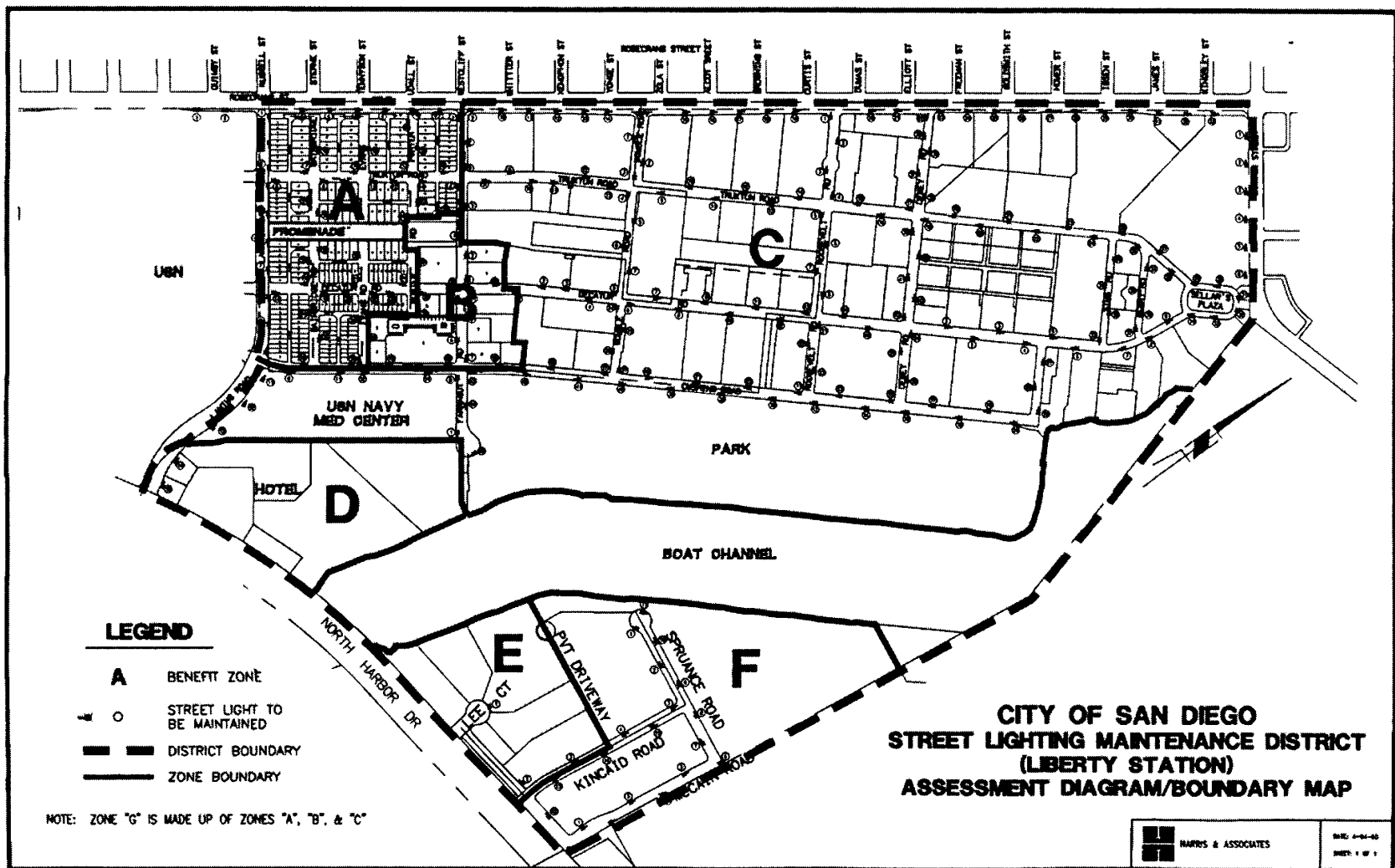


EXHIBIT A

EXHIBIT B

EXHIBIT B - Estimated Annual Expenses, Revenues & Reserves

Liberty Station - Fund No. 70263

	FY 2005 BUDGET	FY 2006 BUDGET	FY 2007 REVISED
BALANCE FROM PRIOR YEAR	\$ 5,521.00	\$ 61,943.00	\$ 114,892.00
REVENUE			
Assessments	\$ 63,844.00	\$ 66,410.00	\$ 55,610.00
Interest	\$ 1,000.00	\$ 1,500.00	\$ 1,300.00
Environmental Growth Fund	\$ -	\$ -	\$ -
Gas Tax Fund	\$ -	\$ -	\$ -
General Fund	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ 26,034.00	\$ 26,034.00
TOTAL REVENUE	\$ 64,844.00	\$ 93,944.00	\$ 82,944.00
TOTAL BALANCE AND REVENUE	\$ 70,365.00	\$ 155,887.00	\$ 197,836.00
EXPENSE			
OPERATING EXPENSE			
Personnel	\$ -	\$ -	\$ -
Contractual	\$ 11,554.00	\$ -	\$ -
Incidental	\$ 4,268.00	\$ 32,777.00	\$ 34,109.00
Utilities	\$ 28,656.00	\$ 34,271.00	\$ 34,271.00
TOTAL OPERATING EXPENSE	\$ 44,478.00	\$ 67,048.00	\$ 68,380.00
RESERVE			
Contingency Reserve	\$ 25,887.00	\$ 88,839.00	\$ 129,456.00
TOTAL RESERVE	\$ 25,887.00	\$ 88,839.00	\$ 129,456.00
BALANCE	\$ -	\$ -	\$ -
TOTAL EXPENSE AND RESERVE	\$ 70,365.00	\$ 155,887.00	\$ 197,836.00

EXHIBIT C

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.